



47.96 Acres of Arable Land

Long Lane, Belby / Eastington, Nr Goole, DN14 7XB

FOR SALE BY TENDER

Closing Date For Offers Friday 20th August 2021

Property Features

- 47.96 Acres of Arable Land
- Road Frontage into Long Lane, Belby
- Entitlement Included in the Sale
- For Sale By Tender
- Closing Date 12noon, 20th August 2021

Full Description

SUMMARY

The land is to be for sale by Informal Tender as a single lot, with the closing date for Tenders being 12 noon on Friday 20th August 2021.

Details of the land are set out below, and shown on the attached reference plan in red.

SITUATION

The land is approached by taking the B1230 from Longs Roundabout at Howden towards Gilberdyke/Newport, and turning left after 1 mile onto Long Lane (sign posted Eastington).

The land will be found on the left after approximately 500 metres, and is marked by our distinctive For Sale boards.

THE LAND (MARKED RED ON THE ATTACHED PLAN)

This consists of two fields being Field No. SE 7229-3346pt 32.54 acres (13.17 HA) and adjoins Long Lane, and Field No. SE 7729-0134 15.42 acres (6.24 HA), which can be accessed via Newfield Lane (marked green on the reference plan) off Long Lane adjoining Home Farm, or across Newfield Lane from Field No. SE 7229-3346pt, and the whole extending in all to 47.96 acres or thereabouts.

The land is classified as Grade 3 on the Land Classification Map for England and Wales.

The cropping for the land for the last 5 years has been as follows:

2021	-	Winter Wheat
2020	-	Spring Beans
2019	-	Winter Wheat
2018	-	Oil Seed Rape
2017	-	Winter Wheat

The land will be left in stubble after the harvesting of this year's Wheat crop.

GENERAL REMARKS

BASIC FARM PAYMENT

The Basic Farm Payment Entitlements are included in the sale price, and following completion a total of 19.41 HA of Entitlements will be transferred to the Purchaser (or their nominees), so as to enable them to claim the Basic Farm Payment in 2022.

The Purchaser will be required to give an undertaking to comply with Cross Compliance Regulations from the date of completion of the sale to the 31st December 2021.

The 2021 Basic Payment belongs to the current Occupant of the land.

ENVIRONMENTAL STEWARSHIP

None of the land to be sold has been included within any Environmental Stewardship Schemes.

DRAINAGE RATES

Drainage rates are payable to the Ouse and Humber Drainage Board and liabilities for future rates, will become the responsibility of the Purchaser from the date of completion.

SCHEDULE OF LAND AND ACRES

National Grid numbers and areas as identified on the Rural Land Register have been used in the schedules of the Land, and are for reference purposes only. They are believed to be correct but the Purchaser/s shall be deemed to have satisfied themselves by inspection, and measurement or otherwise that the description contained in these particulars describes the property, and any errors or misstatements shall not annul the sale or entitle the Purchaser to any compensation.

SPORTING RIGHTS

Sporting Rights are in hand and will pass to the respective Purchasers upon completion.

TENANT RIGHT

There shall be no Tenant right payable by the Purchaser.

The Purchaser shall have no right to claim for any dilapidations or deductions whatsoever.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

In addition to the access to Field No. SE 7729-3346pt from Long Lane, both fields also have a legal right of way along Newfield Lane through Home Farm (as marked green on the attached plan). Field No. SE 7729-0134 can also be accessed across Newfield Lane from Field No. SE 7729-3346pt.

The land is sold subject to all rights, rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi-easements and all existing and proposed wayleaves and masts, pylons, stays, cables, drains and water, gas and other pipes whether referred to in these particulars or not.

METHOD SALE

The land is for sale by informal Tender details of the Conditions of Tender and a Tender Form are attached to this brochure. All Tenders should be received at Townend Clegg & Co. Offices at 4 Belgravia, Goole, DN14 5BU in an envelope marked 'Belby Land Tender' by 12 noon on Friday 20th August 2021.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of Contracts shall be within 28 days of acceptance of the Tender, with legal completion on the 1st October 2021 when vacant possession will be given.

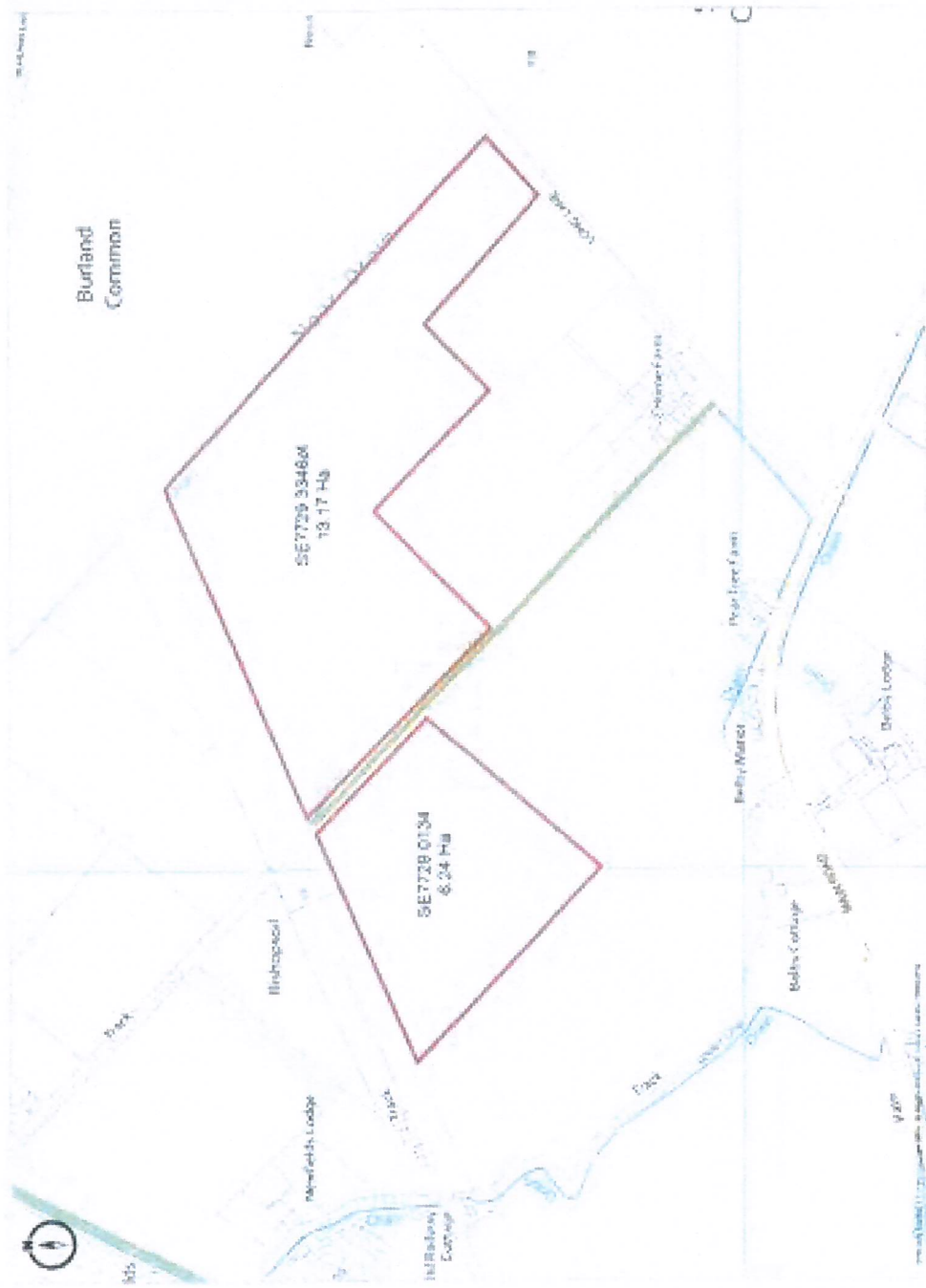
VIEWING

The land may be inspected at any reasonable time upon receipt of these particulars.

4 Belgravia
Goole
DN14 5BU

www.townenddegg.co.uk
sales@townenddegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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PROCEDURE AND CONDITIONS FOR TENDER

The land is offered for sale by Informal Tender as a single lot

The conditions of Tender are as follows:

- a) The Sellers are Mrs M A Dennis and Mr S W Wilburn
 - b) The closing date for Tenders shall be 12 noon on Friday 20th August 2021
 - c) The Sellers reserves the right not to accept the highest or any Tender
 - d) All Tenders shall be for a sum certain in sterling and not linked by reference to any other offer
 - e) The successful Tenderer/s will be expected to pay a 10% deposit and exchange a contract within 28 days of acceptance of their tender/s
- All Tenders shall be accompanied by a cheque for 10% of the tender price (to be treated as a deposit) such cheque to be made payable to the Sellers Solicitor **Symes Bains Broomer**.
- Only the cheques of successful Tenderers will be presented for payment, all other unrepresented cheques will be returned within a reasonable time.
- f) If a successful Tenderer does not exchange contracts within 28 days of acceptance of the Tender, the Seller shall be entitled to retain £1,000 of the deposit together with the interest accrued on the deposit.
 - g) Legal completion of the sale shall be 1st October 2021.
 - h) The successful Tenderer will be notified as soon as possible after the closing date for Tenders.
 - i) The Sellers reserve the right to apportion the tender offer as they see fit between the two ownerships, and not necessarily on a pro rata basis, and the sale will be by way of two separate contracts, one for each Seller, and will be exchanged simultaneously.
 - j) Tenders should be submitted on the attached Tender Forms together with a 10% deposit and returned together with the sheet headed Procedure and Conditions for Tender in an envelope marked '**Belby Land Tender**' in the bottom left hand corner to the offices of Townend Clegg & Co, 4 Belgravia, Goole, DN14 5BU, no later than 12 noon on Friday 20th August 2021.

FORM OF TENDER FOR LAND AT BELBY

I/we confirm that if my/our offer of Tender is/are accepted that I am/we are able to exchange a contract within 28 days of acceptance.

Name of Tenderer.....

Address.....

.....

Telephone.....

I/we wish to submit a Tender for 47.96 acres of land at Belby, and confirm that I/we agree to the conditions of Tender set out overleaf.

My/our Tender is: £.....

Signed.....

Dated.....

Details of Solicitors

Name.....

Address.....

.....

Telephone.....

Please return this Tender form together with a 10% deposit cheque payable to **Symes Bains Broomer** and the Procedure and Conditions for Tender to **Townend Clegg & Co, 4 Belgravia, Goole, DN14 5BU by 12 noon on Friday 20th August 2021** in an envelope marked **“Belby Land Tender”** in the bottom left hand corner.

All Tenders are made subject to the attached Procedure and Conditions of Tender.

This document does not create a legal agreement binding on the Sellers who are not bound to accept this or any Tender.